

**304, 5555 Falsbridge Drive NE
Calgary, Alberta**

MLS # A2283946

\$279,983



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|------------------|------------------------------------|---------------|-------------------|
| Division: | Falconridge | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 772 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Asphalt, Parking Pad | | |
| Lot Size: | 0.00 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 530 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | n/a |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar | | |
| Inclusions: | none | | |

AMAZING OPPORTUNITY TO OWN A TOP-FLOOR CORNER UNIT filled with extra windows and abundant natural light. This bright home is ready for you. Enjoy a secure building with controlled entry leading to an open foyer with seating, mailboxes, staircase, and elevator access. The unit offers a full kitchen with a breakfast bar, adjacent dining area, and a spacious living room that opens through sliding doors to an east-facing balcony—perfect for enjoying morning sunlight & evening BBQs. The layout includes two well-sized bedrooms, including a primary bedroom with 4-piece bathroom, along with full in-suite laundry and additional storage. Rear parking access leads to your assigned parking stall, with convenient garbage and recycling facilities nearby. This well-managed, secure building features CCTV cameras and low condo fees that include heat, water, and electricity, adding exceptional value. With low property taxes and a location close to shopping, banks, restaurants, schools, playgrounds, public transit, and quick access to McKnight Blvd and Stoney Trail, this move-in-ready unit is available for immediate possession. Ideal for first-time buyers, down-sizers, or investors—book your private showing today.